



## listing



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 198,950.04

### Τοποθεσία

Χώρα:	Ελλάδα
Νομός/Περιοχή/Επαρχία:	Epirus
Ταχυδρομικός κωδικός:	44010
Δημοσιεύθηκε:	24/03/2025
Περιγραφή:	Stone Two-Storey House for Sale

We offer for sale a traditional and beautiful stone house in the heart of the picturesque Zagori villages, specifically in Tsepelovo, 48 km from the city of Ioannina and just 140 km from the wonderful beaches of Epirus. This residence, with an area of 215 sq.m., extends over three levels and is built on a plot of 295 sq.m.

#### -Residence and Structure-

The residence, constructed in 1907 and renovated in 1980, includes a basement, ground floor, and first floor, offering spacious and comfortable areas. The ground floor, with an area of 77.24 sq.m., includes a living room, kitchen-living room with traditional built-in sofas and a fireplace adorned with Zagori copperwork, as well as a bedroom and bathroom. On the first floor, also 77.24 sq.m., you will find three bedrooms, one of which has a traditional fireplace and another a separate terrace with excellent views. The connection between the levels is made via an internal traditional wooden staircase, adding charm to the residence.

#### -Features and Amenities-

The property features 4 bedrooms, 1 bathroom, 1 living room, and 1 kitchen, with heating through individual oil heating and two fireplaces for additional warmth and atmosphere. The interior spaces are



bright and airy, while the exterior facades of the residence are sturdy and impressive, with stone details and a slate roof.

The property is corner, facing, and located in a quiet neighborhood, without shared costs, ideal for a residence or investment. The surrounding area includes an internal courtyard, garden, and a ground floor storage area of 40 sq.m. Two balconies of 15 sq.m. offer mountain views and create a serene atmosphere.

#### -Location and Access-

Located in a strategic area, close to public transport, park, square, church, and supermarket. The distance from the hospital/health center (Hatzikosta) is 46.7 kilometers, while the distance to the airport is 44.7 kilometers, making the residence easily accessible.

#### -Ideal Choice-

The property could be an ideal choice either as a holiday home or for short-term rental, offering high income potential, as it has a remaining coverage and building capacity of approximately 100 sq.m. It is certainly a unique opportunity for anyone seeking a traditional living space in nature.

Price: €170,000. GreekEstate, Contact Phone: ... , email: ... , website: ... Property Code: W4296

NOTE: To view the property, it is necessary to present your ID card and your Tax Identification Number (according to Law 4072/11-4-2012 Government Gazette 86 A).

All information is based on information provided by the client. The location on the map is the exact location of the property's area.

Κατασκευάστηκε: 1907

#### **Κοινά**

Κρεβατοκάμαρες: 3  
Μπάνια: 1  
Τελειωμένα τετραγωνικά πόδια: 215 τ.μ  
Μέγεθος αυλής: 295 τ.μ  
Floor Number: 1

#### **Room details**

Total rooms: 4  
Indoor Features: Fitted kitchen

#### **Building details**

Parking: Ναί

#### **Lease terms**

Date Available:

#### **Επιπλέον πληροφορίες**



IMLIX

IMLIX αγορά ακινήτων  
<https://www.imlix.com/el/>

Link:

[http://www.arkadia.com/PBNR-T3/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T3/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID:

1493989

